



The Austin's Angle



Property Owners & Landlord Insurance

A property owners insurance policy covers various requirements that are needed for the landlord, tenant and the public. A tenant is a person or group who has a rental agreement in place allowing them to inhabit the property, there can be various tenants in a property, for example, working professionals, DSS tenants, single lets and houses of multiple occupation. Usually there is a tenancy agreement which will set out your responsibilities as a landlord and often will specify the requirements for you to have the correct insurance in place.

Landlord insurance protects you as the property owner from financial losses connected to the rental, these are usually full perils and includes aspects such as theft, fire, or weather damage and can be extended to include coverage for things like unpaid rent and malicious damage by tenants.

The landlord insurance can also cover aspects such as landlord's contents, terrorism, property owner's liability.

Liability insurance for landlords is a type of public liability insurance that compensates loss, damage or injury to a third party and their property. The landlord is ultimately liable because it's their responsibility to oversee that their property is adequately maintained and in a safe condition. Limits usually are offered at £1m, £2m or £5m. It's difficult to foresee the potential size of a claim, but consideration should take into account the number of individual occupants within the property. When looking for property owner's insurance, there is a few requirements that are needed so insurers can quote, these can include: Construction of the property, who will occupy the property or if the property is unoccupied, history of flooding or subsidence in the area and the mortgage lender's interest.

Unoccupied properties are much more susceptible to break-ins, petty crime, squatting etc. As such, insurers generally exclude unoccupied properties from their policies as standard. If the property becomes temporarily unoccupied during a changeover of tenants or a renovation, many policies will maintain full cover for a certain amount of time, usually around 30 days.

When looking for property owner's insurance, there can also be extensions to the cover, for example, some insurers will provide you with an automatic sum insured uplift for inflation purposes, accidental damage, malicious damage caused to the property by tenants and some insurers will cover you for loss of rental income.



Source: Pinder
Dhaliwal Falcon
Insurance

ALFIE'S TRAINING DIARY.....



We've received some lovely news on our sponsored guide dog Alfie!

Alfie is making remarkable progress and is taking on more responsibility day by day. Isobel, Alfie's puppy walker says that he's a joy to walk and doesn't pull on the lead. Alfie experienced a train ride a while ago and he didn't like the big gap between the train and the platform. He now takes the train once a week and he is much calmer and settles nicely. He really is a little star! Alfie's favourite game is – tug of war which he wins quickly!

PUZZLE TIME!

Winter

S	N	K	C	O	A	T	S	T	T	N	C	L	A
S	T	E	K	N	A	L	B	I	L	V	L	N	S
L	E	D	E	F	F	S	I	W	C	S	I	L	C
A	S	A	D	D	W	O	N	O	N	E	N	A	W
Y	O	N	N	A	I	M	S	O	O	A	K	E	F
T	O	I	D	P	N	I	N	L	W	L	L	A	I
S	F	D	L	D	D	T	N	L	O	I	P	D	R
O	N	L	O	O	Y	T	I	Y	T	T	N	T	E
G	C	O	O	T	T	E	O	H	E	T	T	G	P
K	L	C	W	T	E	N	D	A	N	R	R	L	L
L	E	O	S	M	O	S	K	T	Y	G	A	G	A
L	S	O	V	L	A	I	R	K	L	R	N	O	C
T	R	N	K	E	S	N	A	A	L	O	E	D	E
F	S	P	I	H	S	T	D	T	L	N	I	N	R

- WOOLLY HAT
- SNOWING
- SNOWMAN
- FIREPLACE
- ICE
- WINDY
- COLD
- DARK
- FROST
- COATS
- MITTENS
- BLANKETS
- GLOVES

WELCOME TO OUR NEW MEMBER!

We would like to welcome our new member of staff, Luke Timmins!

He has joined us on a business admin apprenticeship and he will be supporting the sales & lettings team. We are thrilled to have him here and he is already a pleasure to have at Austins!

Did you know?

Luke is a Wolverhampton Wanderers Football supporter, which is music to our ears, as we are all wolves fans, apart from James!



AWAY FROM HOME WITH AUSTINS - WENDY FROM ACCOUNTS

Last week saw me back on my favourite mode of transport – a cruise ship!

I sailed from Venice and visited Montenegro and Greece. Despite the heavy rainfall Italy had the previous week, we enjoyed temperatures of 20oc and had calm seas. The Greek islands are beautiful and each one memorable in its own way. From the white washed houses and windmills of Mykonos to the lovely harbor of Kefalonia, where sea turtles pop up to say hi! The highlight of the holiday was the ancient city of Athens and a visit to Acropolis, a good way to the top but so worth it!



GETTING READY TO SELL YOUR PROPERTY

Once you've made that decision to sell your home. It's worth preparing a checklist to get organized and prepared for the process ahead!

Here's a snippet from our 'House Selling Checklist' located on our resources page, FREE to download!

- Obtain 2/3 quotes & instruct your chosen solicitor
- You will receive a property information pack from your solicitor - complete & return
- Your solicitor will forward draft contracts to the buyer's solicitor, once a sale has been agreed.
- A mortgage valuation will/may be required together with any surveys

If you would like a free market appraisal For Sales or Rentals, please contact our office on

01902 244200 today!

Recipe of the month is supplied by - James Lettings Manager

'Chicken Pie' 

Ingredients:

3 chicken breasts, puff pastry, 10z flour, 5 chopped mushrooms, ½ pack bacon, 1 veg stock cube, ½ pint milk, 25g butter, 2 tbsp oil.

Method:

1. Cook three chicken breasts and 1/2 pack of bacon, then chop into chunks.
2. Saute bacon & add chopped mushrooms in oil and butter. When soft, add flour.
3. Add stock, keep stirring and add milk, if the sauce is too thick, add more liquid.
4. Add the cooked chicken and cover completely. Empty contents into a large pie dish.
5. Cover with chosen pastry, make a vent on the top and brush with milk.
6. Bake in the oven 200c/400f/gas6 for around 25 mins, make sure its golden brown.